



<b>For Office Use Only</b>	
Date Filed: _____	Appl. No.: _____
Appl. Fee: \$ _____	Escrow Deposit: \$ _____
<b>Check One:</b>	
<input type="checkbox"/> Zoning Board of Adjustment	
<input type="checkbox"/> Planning Board	

**TOWNSHIP OF NORTH BRUNSWICK**

**Site Plan/Conditional Use Application (FORM A)**

The original and twenty-four (24) copies of the completed application form supplied by the Township and the required number of copies of supporting documents listed in the applicable checklist must be filed with the Department of Community Development. If a waiver is being requested for any item on the checklist, it must be noted in the “waiver requested” section, and each item must be listed by checklist number and a detailed reason for the request must be provided. Any application that does not include an item required by the checklist, and for which a waiver has not been requested, will be automatically deemed incomplete.

All applications must be accompanied by appropriate fees and escrow deposits together with a written explanation of the amount calculations. Separate application fee and escrow deposit checks must be provided.

In addition to submittal of hard copies of documents, copies of all applications, surveys, plans, reports and studies, such as environmental impact, traffic, storm water, sewer and water reports, and any other documents associated with the application, shall be submitted on a CD in portable document format (pdf) at 400 × 400 dpi. Submittal of such digital copies shall be required to constitute an application for development, and all revised files shall be resubmitted as the originals are changed or amended. Every electronic submission must be accompanied by a cover letter listing all attached documents and any revisions, where applicable.

The following proof of satisfying the notice requirements must be filed with the Secretary of the appropriate Board at least five (5) days prior to the date fixed for the hearing:

- Affidavit of Service
- Copy of notice served
- Certified List of Property Owners within 200 feet and others served with manner of service
- Certified Mail receipts stamped by the USPS
- Affidavit of Publication from the newspaper in which the notice was published.

Revision Date: 7/2020



**PART I**

**SUBJECT PROPERTY:**

Block 4.50 Lot(s) 22.02, 22.03, 23-27, 27.01 & 28 Zone TMU  
Property Location 1975 U.S. Route #1 South & Lemuel Street, North Brunswick, New Jersey 08902  
Size of Property 176,438 sq. ft.

**Present Use:**  Residential  Non-Residential  Vacant Underground water collection system & stone surface parking area for  
**Proposed Use:**  Residential  Non-Residential **Specify:** inventory storage.

**CONTACTS:**

**Applicant:**  Corporation  Partnership  Individual  
 Other/Explain \_\_\_\_\_

Name: Malouf Automotive Group  
Address: 2210 U.S. Route #1 North, North Brunswick, New Jersey 08902  
Telephone: (732) 951-0300 x5201 Fax: \_\_\_\_\_  
Email: rmalouf461@aol.com

**Owner (if different from Applicant):**

Name: Richard Malouf  
Address: P.O. Box 7480, North Brunswick, New Jersey 08902  
Telephone: (732) 951-0300 x5201 Fax: \_\_\_\_\_  
Email: rmalouf461@aol.com

**Engineer:**

Name: Ronald J. Sadowski, P.E.  
Address: 10 Edward Road, Edison, New Jersey 08820  
Telephone: (732) 744-6392 Fax: \_\_\_\_\_  
Email: ronsadowski@verizon.net

**Attorney:**

Name: Anthony B. Vignuolo, Esq., Borrus, Goldin, Foley, Vignuolo, Hyman and Stahl, P.C.  
Address: 2875 U.S. Highway #1, North Brunswick, New Jersey 08902  
Telephone: (732) 422-1000 x221 Fax: (732) 422-1016  
Email: avignuolo@borrus.com & erin@borrus.com





**PART III**

**Has there been any previous application to any Township Board involving these premises?**

YES       NO

If yes, provide file number(s) and state the nature, date and disposition of said mater:  
2008/2009 Cadillac building approved.

**Is public water available?**

YES       NO

If no, how will water service be supplied? \_\_\_\_\_

**Is public sewer available?**

YES       NO

If no, provide proposed method of sewage disposal: \_\_\_\_\_

**Are there any existing deed restrictions, easements or covenants?**

YES       NO

If yes, are copies provided?

YES       NO

**Are any deed restrictions, easements or covenants contemplated?**

YES       NO

If yes, are copies provided?

YES       NO

**Does the owner own or have any ownership interest in any contiguous property?**

YES       NO

If yes, provide type of ownership, address, block and lot(s): \_\_\_\_\_

**LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:**

Quantity:	Description of Item:
15	Site Improvement Plan 24"X36" prepared by Ronald J. Sadowksi, P.E.
15	Site Improvement Plan 11"X17" prepared by Ronald J. Sadowksi, P.E.
1	Site Improvement Plan digital copy prepared by Ronald J. Sadowksi, P.E.
15	Storm Water Management Report prepared by Ronald J. Sadowksi, P.E.





**ESCROW FUNDS AGREEMENT:**

The Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) authorizes the collection of Technical Review Escrow Fees to cover the costs incurred by the Township for professional services involved in the review of land use development applications. Subsection 205-139 of the North Brunswick Township Land Use Ordinance establishes the amount of Technical Review Escrow Fees and the procedures for collecting and replenishing same. I hereby acknowledge and agree to the following: 1) I am responsible for the cost of all reasonable professional services rendered to the Planning Board or Board of Adjustment during the review and processing of my development application. 2) If I receive a written Deficiency Notice from the Chief Financial Officer or his/her designee (CFO) that the balance of funds remaining in the account is insufficient to cover invoices, vouchers or bills submitted to the Township for services which have already been performed, no further consideration, review or processing of the application will be permitted until such time as the funds requested in the Deficiency Notice have been deposited, and this cessation of work could result in carrying my application to the next regularly scheduled public meeting of the designated land use agency. 3) Failure to deposit the amount requested in the Deficiency Notice within ten days of receipt shall toll the period for action by the Planning Board or Board of Adjustment as stipulated in N.J.S.A. 40:55D-1 et seq., and shall bar me from seeking a default approval under N.J.S.A. 40:55D-10.4. 4) Failure to post funds requested in the Deficiency Notice within 45 days shall be grounds for dismissal of my application without prejudice, and I acknowledge that failure to pay the shortfall shall result in the shortfall being deemed a lien on the property which is subject of the land development application. 5) In the event that my application is approved and a Deficiency Notice is received after the approval is memorialized, failure to pay the shortfall amount shall be grounds for voiding the approval. 6) In the event that my application is denied and a Deficiency Notice is received after the denial is memorialized, I am still obligated to pay any shortfall amount, and I acknowledge that failure to pay the shortfall shall result in the shortfall being deemed a lien on the property which is subject of the land development application.

Applicant's Signature: \_\_\_\_\_

*Richard Mahoff*

Date: 02/23/2021

Owner's Signature (if different from Applicant): \_\_\_\_\_

*Richard Mahoff*

Date: 02/03/2021



**SITE INSPECTION AUTHORIZATION**

I hereby give permission for North Brunswick professional staff or municipal agencies and their agents to come upon and inspect these premises with respect to this application.

Owner's Signature: *Richard Malouf* Date: 02/23/2021

**APPLICANT'S CERTIFICATION:**

I, Malouf Automotive Group, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 2210 U.S. Route #1 North, North Brunswick, New Jersey 08902 in the County of Middlesex and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the individual applicant, or a general partner of the partnership applicant, or an officer of the corporate applicant, and I am authorized to sign the application for the partnership or corporation.

*Richard Malouf*  
SIGNATURE

Sworn to and subscribed before me this 23<sup>rd</sup> day of February, 2021

*Erin E. Santora LaGrua*  
NOTARY PUBLIC

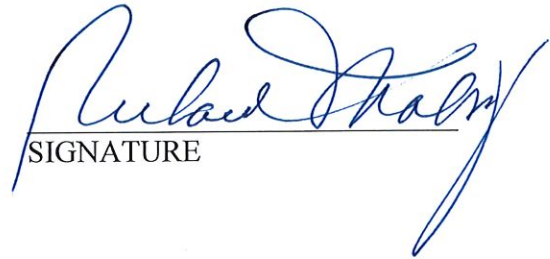
Erin E. Santora LaGrua  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 8/20/2024

**OWNER'S CERTIFICATION (If the owner is a corporation, this section must be signed by an authorized corporate officer. If the owner is a partnership, this section must be signed by a general partner):**

I, Richard Malouf, of full age, being duly sworn according to law and upon my oath depose that: I reside at P.O. Box 7480, North Brunswick, New Jersey 08902 in the County of Middlesex and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the owner in fee of all that certain lot, piece or parcel of land



situated, lying, and being in the municipality aforesaid, and known and designated as Block(s) 4.50 and Lot(s) 22.02, 22.03 & 23-27, 27.01 & 28, and that I am either the applicant or I have authorized the applicant to make this application, and I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

  
SIGNATURE

Sworn to and subscribed before  
me this 23<sup>rd</sup> day of

February, 2021

  
NOTARY PUBLIC

Erin E. Santora LaGrua  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 8/20/2024